

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF BOSTON CHINESE EVANGELICAL CHURCH
DISPOSITION PARCEL R-3D-2
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Boston Chinese Evangelical Church has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-3D-2 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Chinese Evangelical Church be and hereby is tentatively designated as Redeveloper of Disposition Parcel R-3D-2 in the South Cove Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel R-3D-2 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Developer will be subject to the Authority's published Design Review Procedures including but not limited to submission of Final Working Drawings and Specifications.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (PART I)

and

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (PART II)

(NOTE: If the Redeveloper is an individual or two persons as joint owners and the reuse value is under \$30,000, Form HUD-6004A may be used in place of this form.)

Purpose and Applicability of These Forms

The attached form of *Redeveloper's Statement for Public Disclosure* is to be used by the Local Public Agency in obtaining the information from proposed redevelopers to be made public by the LPA in accordance with the requirements of Section 105(e) of the Housing Act of 1949, as amended. This form is to be completed by each proposed redeveloper with whom the LPA proposes to enter into a contract for, or understanding with respect to, a disposal of project land, except the Federal Government or a State or local government acquiring project land for a public non-residential use.

The attached form of *Redeveloper's Statement of Qualifications and Financial Responsibility* is for the guidance of the LPA in prescribing the information to be furnished by proposed redevelopers as evidence of their qualifications to undertake the obligations to be imposed under proposed agreements for the purchase or lease of project property for redevelopment or rehabilitation. The information provided for in this form is to be furnished by all redevelopers except the Federal Government and States, municipalities, and other public entities acquiring land for public use.

Submission to HUD.

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement for Public Disclosure* to the HUD Area Office (Regional Office where no Area Office exists).

Submit one certified conformed copy or duplicate original of the *Redeveloper's Statement of Qualifications and Financial Responsibility* to HUD only if the response to Item 8b is "Yes."

Responsibility of LPA To Determine Adequacy and Legality

No assurance is given that the provisions of the suggested forms will supply all of the information needed by the LPA or that such forms will comply with State and local law. If additional information is needed, the LPA is responsible for making adjustments in the forms so that they will comply with such requirements, bearing in mind also the applicable provisions of the Contract for Loan and Grant and the Housing Act of 1949, as amended.

Use of the Forms

This page should be removed before the forms are furnished to prospective redevelopers.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form Approved
OMB No. 83R-0887

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Boston Chinese Evangelical Church
b. Address and ZIP Code of Redeveloper: 249 Harrison Avenue, Boston, MA 02111
c. IRS Number of Redeveloper: 51-0199982

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South Cove

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

#237 Harrison Avenue
Boston, MA 02111

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
☒ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

July 12, 1962

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: Redeveloper is church. Response is not applicable.

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. none
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
See Exhibit "A"
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
not applicable
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
not applicable
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. not applicable

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

not applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: none

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.) not applicable

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$ -0-

premises to be developed for non-residential use

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
not applicable	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;
none

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Boston Chinese Evangelical Church
 certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: Oct 27, 1985

[Signature]
 Signature

Chairman, Board of Trustees

Title

c/o Boston Chinese Evangelical Church
 249 Harrison Ave., Boston, MA.

Address and ZIP Code

Dated: October 27, 1985

[Signature]
 Signature

Treasurer

Title

same

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



Union Warren Savings Bank

Louis H. Maurer
Vice President
133 Federal St., Boston, Mass. 02110
Area Code (617) 482-4590

June 14, 1985

Gerard Fong, Esquire
66 Canal Street
Boston, MA 02114

RE: Boston Chinese Evangelical Church

Dear Mr. Fong:

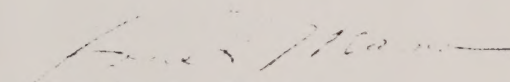
The Executive Committee of the Board of Directors of Union Warren Savings Bank has indicated a willingness to loan the Boston Chinese Evangelical Church the sum of \$150,000 to help finance the acquisition and rehabilitation of the land and building located at 237 Harrison Avenue, Boston, Mass.

Enclosed is a mortgage loan application to be completed by the appropriate Church officials and returned to us.

We will also require a formal appraisal of the property by an appraiser chosen by the Bank at the Church's expense.

If you have any questions in this matter please feel free to call.

Very truly yours,


Louis H. Maurer
Vice President

LHM:m
Enc.

紐英崙中華公所

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION

MEMBERS

American Legion,
Chinatown Post #328
Chinese American Civic
Association
Chinese Economic
Development Council
Chinese Evangelical Church
Chinese Freemason's
Association
Chinese Merchants
Association
Chinese Women's Club
of New England
Hip Sing Association
Hoy Kew Association
Kew Sing Music Club
Kuo Min Tang
Ni Lun Association
South Cove YMCA
Eng Family Association
Fung Luen Association
Gee Family Association
Gee How Oak Tin
Association
Gee Tuck Sam Tuck
Association
Goon Family Association
Jew Loon Association
Lee Family Association
Lung Kong Association
Moy Family Association
Wong Family Association
Yee Family Association
Lam Family Association

April 27, 1983

Mr. Robert Ryan, Director
Boston Redevelopment Authority
1 City Hall Square
Boston, Mass. 02201

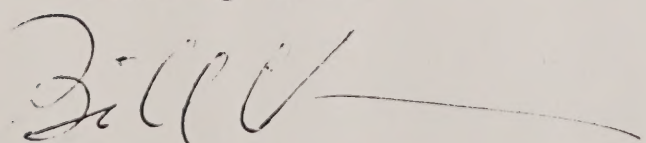
Dear Mr. Ryan,

This letter is to inform you that the Chinese Consolidated Benevolent Association voted on April 7, 1983 to support the proposal by the Boston Chinese Evangelical Church to obtain and renovate 237, Harrison Ave. (Now under the control of the BRA). The Church is the Main Chinese Church in Chinatown and is important for the spiritual, moral and social welfare of the Chinese community. The Church's growing ministry certainly needs more space.

In addition, 237, Harrison Ave. has been vacant for years and has been an eyesore to the community. The Church's plan to use it for classrooms, a library, a bookstore and meeting areas would be beneficial to the Church and the community.

Therefore, we urge you to approve the proposal of the Boston Chinese Evangelical Church to obtain and renovate 237, Harrison Ave.

Sincerely Yours



Bill Chin
President

cc. Boston Chinese Evangelical Church
Dick Garver - BRA
Arthur Riley - BRA
Carol Matheson - BRA

華埠房屋及土地發展小組

Chinatown Housing and Land Development Task Force

34 OAK STREET
BOSTON, MASSACHUSETTS 02111
617 451-6711

December 12, 1984

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

The Chinatown Housing and Land Development Task Force strongly supports the Boston Chinese Evangelical Church's proposal to develop the 237 Harrison Avenue site in order to accommodate their growing community and to expand the Church's facilities.

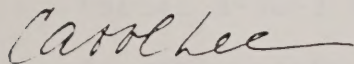
As the Chinese Evangelical Church is the only Protestant Church in Chinatown and as its membership and services increases at a rapid pace, we recognize their need to have more classrooms, meeting spaces, offices and a nursery. The abandoned 237 Harrison Avenue site would meet their need and is ideally located as it is just across the street.

The 237 Harrison Avenue site formerly used by the Chinatown Golden Age Center has been vacant for several years. The longer it stands vacant and is exposed to the elements, the more a developer must pay in order to develop it. In addition, a developer from the community would ensure the stability of this constantly threatened neighborhood in the Downtown.

We hope that the Boston Redevelopment Authority will consider the Chinese Evangelical Church's proposal to renovate 237 Harrison Avenue and will make a decision soon as there has been no decision since their proposal was submitted in February of 1983.

If you have any questions about our position, please do not hesitate to contact us.

Sincerely,



Carol Lee
Director

cc: Boston Chinese Evangelical Church
Chinese Consolidated Benevolent Association
Carol Mathieson

MEMORANDUM

MARCH 20, 1986

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Richard Garver, Assistant Director for Special
Projects
Ricardo A. Millett, Assistant Director for
Planning and Community Development
Carole Mathieson, Project Coordinator

SUBJECT: South Cove Urban Renewal Area R-92
Disposition Parcel R-3D-2
Tentative Designation

Parcel R-3D-2 is a vacant, Authority-owned, three story building on 1,300 square feet of land in the South Cove Urban Renewal Area. The property is across the street from the Chinese Evangelical Church at 249 Harrison Avenue.

The property was publicly advertised in 1980 with 20 Pine Street for residential reuse. The Chinese Evangelical Church submitted a proposal at that time for church related uses. In the interim, 20 Pine Street has been separately designated for residential development. The reuse options for 237 Harrison Avenue are limited due to its extremely small size and poor structural condition.

The Chinese Evangelical Church has reaffirmed its interest to develop 237 Harrison Avenue for church related library, bookstore, classrooms and nursery for its parishoners. It has submitted preliminary plans that estimate \$112,355 rehabilitation costs that are supportable by evidence of its existing assets and a financing commitment from the Union Warren Savings Bank.

The Chinese community in Boston and the surrounding suburbs heavily support this church and its proposed development of 237 Harrison Avenue. The redevelopment by the church would provide needed space for Chinese cultural and religious programs.

It is recommended that the Authority tentatively designate the Chinese Evangelical Church as redeveloper of Parcel R-3D-2 in the South Cove Urban Renewal Area.

An appropriate resolution is attached.

SO. COVE R-92

R-3D-1 20 Pine St.

R-3D-2 237-239 Harrison Ave.

AREA R-3D-1 635 sq. ft.

R-3D-2 1300 "

WIDTH

DEPTH

SITE

ACCESS

PARKING

D.U.'s

TYPE

ZONING

Pine St/Harrison Ave.

USE HOUSING (alt. public or institutional)

NOTES: PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE. PENDING FINAL SURVEYS.

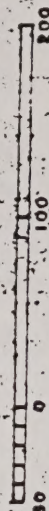
FOR DEFINITIONS, STANDARDS & CONTROLS SEE:

SOUTH COVE URBAN RENEWAL PLAN

PROJECT NO. MASS. R-92

BOSTON REDEVELOPMENT AUTHORITY

JUNE 1965



DISPOSITION
PARCELS

DATE:

SOUTH COVE

Urban Renewal Area

Massachusetts R-92

BOSTON REDEVELOPMENT AUTHORITY



